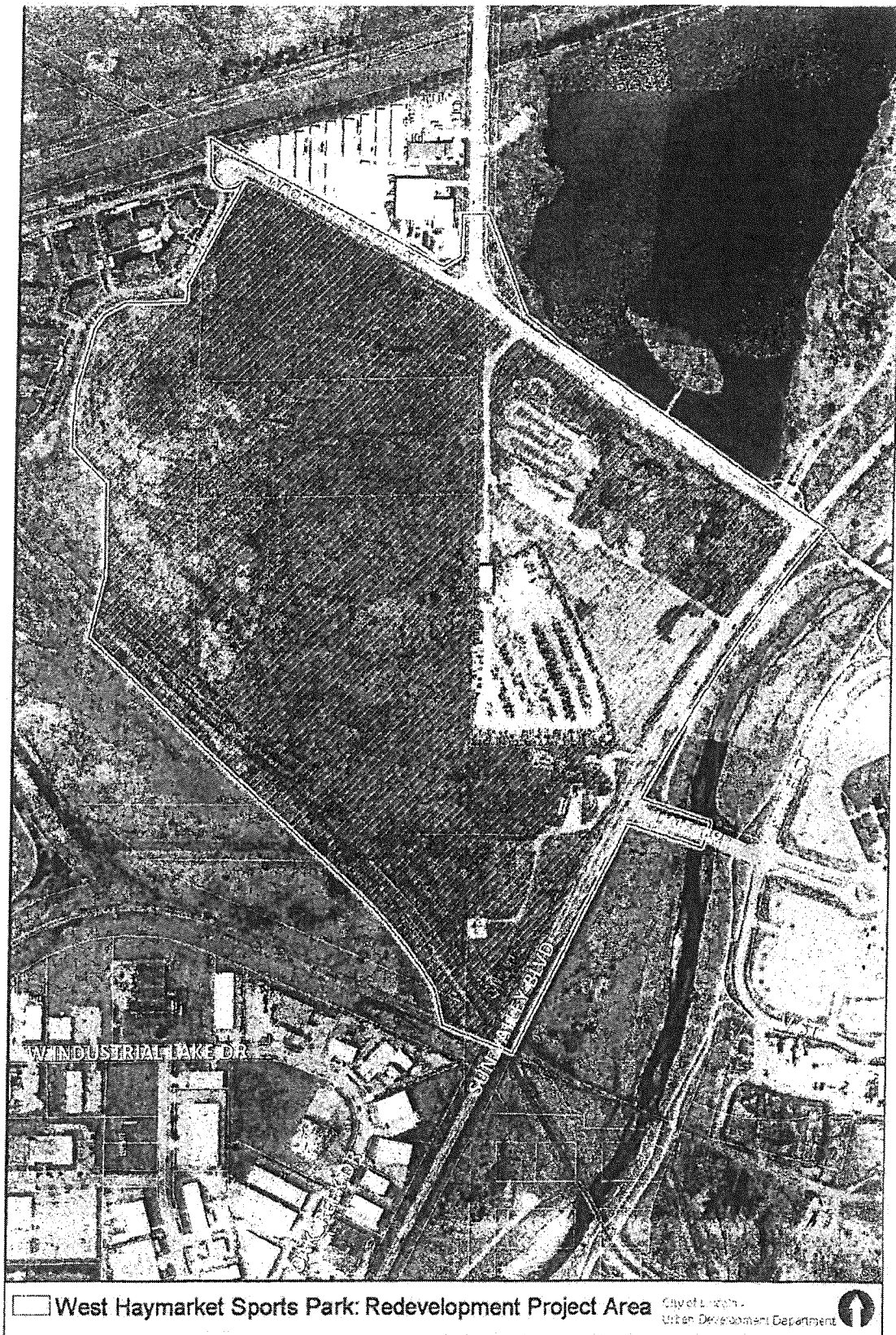


6. West Haymarket Sports Park (WHSP)

Project Description:

The West Haymarket Sports Park is a mixed-use project consisting of a major expansion of youth sports facilities and related commercial uses and activities over approximately 65.7 acres. The project would be implemented within the Redevelopment Project Area, as shown in *Exhibit 3e* and is generally bounded by Sun Valley Boulevard on the east, Charleston and West Charleston Streets on the north, The View (a student housing complex) on the west, and the Union Pacific rail line on the south.

Exhibit 3e: West Haymarket Sports Park: Redevelopment Project Area



The Redevelopment Plan also designates the entire Redevelopment Project Area, as shown in Exhibit 3e, an Enhanced Employment Area (EEA) – as defined by the Nebraska Community Development Law (Chapter 18, Article 21, Section 18-2101, et seq.) As required by that law, within the EEA, jobs will be created for at least twenty-five new employees and at least \$2 million will be newly invested in the EEA.

The project's outdoor sports focus is girls' fast-pitch softball and other recreational sports. Pre-teen baseball may also possibly be incorporated as fields are available. The West Haymarket Sports Park is being designed for league play and large tournaments.

The project will generally consist of three phases. Phase I includes approximately 12 or more outdoor recreational fields including associated restrooms, concessions, maintenance facility and ball field accessory components, public and private roadways and associated public street modifications, parking, infrastructure and support. See *Exhibit 3f* for a proposed site plan. Phase 1 is anticipated to be completed prior to the 2015 sports season, starting mid-March.

Phase 2 of the project, *Exhibit 3g*, is intended to include multiple commercial projects with multiple start and completion dates. Primary projects are intended to include a large field house and smaller field house, lodging, restaurant(s) and other commercial uses to support sports activities. The commercial projects are intended to be partially supported by, and specifically complementary to, both outdoor and indoor sports facilities. The indoor sports facilities will allow Lincoln to host additional youth and amateur sports events focusing on volleyball, basketball, perhaps soccer, and also provide for multi-sport practice, training and exercise. A variety of after-school youth activities could also occur. Phase 2 will start either during Phase 1 construction or after completion of Phase 1. Implementation of Phase 2 may take three to five years, depending upon market absorption rates.

Phase 3 illustrates the Nebraska Department of Roads (NDOR) long range plan to realign Sun Valley Boulevard. *Exhibit 3h* illustrates the earlier two Phases along with that proposed realignment and new 1st Street connection.

Although the City's tow lot is included in the Redevelopment Project Area, no material changes are anticipated to the facility itself, although shared street and driveway access is anticipated. As traffic increases, improvements to the street and driveway access may become necessary.

Most of the Redevelopment Project Area is in the designated 100-year flood plain and portions of the site include a former land fill. Both of these conditions will require remedial actions.

Public investment may assist in eligible expenditures. These may include site acquisition, demolition and site preparation, environmental remediation, public utilities, sidewalk and street improvements, and landscaping.



LINCOLN-LANCASTER COUNTY
PLANNING DEPARTMENT
555 South 10th Street Suite 213 Lincoln, NE 68508
402-441-7491 fax: 402-441-6377 lincoln.ne.gov

ATTACHMENT "B"



March 21, 2014

TO: Neighborhood Associations/Organizations
Larry Hudkins, Chair, Lancaster County Board of Commissioners
Dr. Steve Joel, Superintendent, Lincoln Public Schools
Educational Service Unit #18, c/o David Myers
Board of Regents, University of Nebraska-Lincoln
President, Southeast Community College
Glenn Johnson, Lower Platte South Natural Resources District

RE: **Comprehensive Plan Conformance No. 14006: Proposed amendment to the Northwest Corridors
Redevelopment Plan: "West Haymarket Sports Park" (WHSP) project**

Pursuant to Neb. Rev. Stat. § 18-2109, you are hereby advised that the City of Lincoln has received an application for **Comprehensive Plan Conformance No. 14006**, requested by the Director of the Urban Development Department, to review as to conformance with the 2040 Lincoln-Lancaster County Comprehensive Plan, a proposed amendment to the Northwest Corridors Redevelopment Plan to identify the "West Haymarket Sports Park" (WHSP) project, consisting of youth sports facilities and related commercial uses over approximately 65.7 acres, more or less, generally located west of Sun Valley Boulevard, south of Charleston Street, north of the Union Pacific rail line and east of the View (student housing project). The Northwest Corridors Redevelopment Plan area is generally along Sun Valley Boulevard from West O Street to Cornhusker Highway, along Cornhusker Highway from I-180 to N.W. 12th Street, along N.W. 12th Street from Cornhusker Highway to Highlands Boulevard, along Highlands Boulevard from N.W. 12th Street to N.W. 1st Street, along West Superior Street from N.W. 1st Street to I-180 and along I-180 from Cornhusker Highway to S Street, Lincoln, Lancaster County, Nebraska. A map and description of the "West Haymarket Sports Park" project are attached, for your information. Additional information may be found at www.lincoln.ne.gov (Keyword= PATS), search by Application No. CPC14006. The Planning Commission action is a recommendation to the City Council.

A public hearing on this application will be held before the Lincoln City/Lancaster County Planning Commission on **Wednesday, April 2, 2014**. The public hearing is your opportunity to appear and speak upon the merits of this application. The Planning Commission meeting commences at 1:00 p.m. in Hearing Room 112 on the first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska.

If you would like additional information, you are encouraged to contact Wynn Hjermstad in the Urban Development Department at 402-441-8211 or whjermstad@lincoln.ne.gov; or the project planner in the Planning Department, Tom Cajka, at 402-441-5662 or tcajka@lincoln.ne.gov. You may also wish to appear at the public hearing or submit your comments prior to the public hearing in writing to the Planning Commission at the Planning Department address, by email to plan@lincoln.ne.gov, or by fax to 402-441-6377. The Planning Department staff report and recommendation will be available in the Planning Department office on Thursday, March 27, 2014, after 3:00 p.m. The Planning Commission Agenda and staff report will also be available on Internet at that time at lincoln.ne.gov (keyword = pcagenda).

Sincerely,

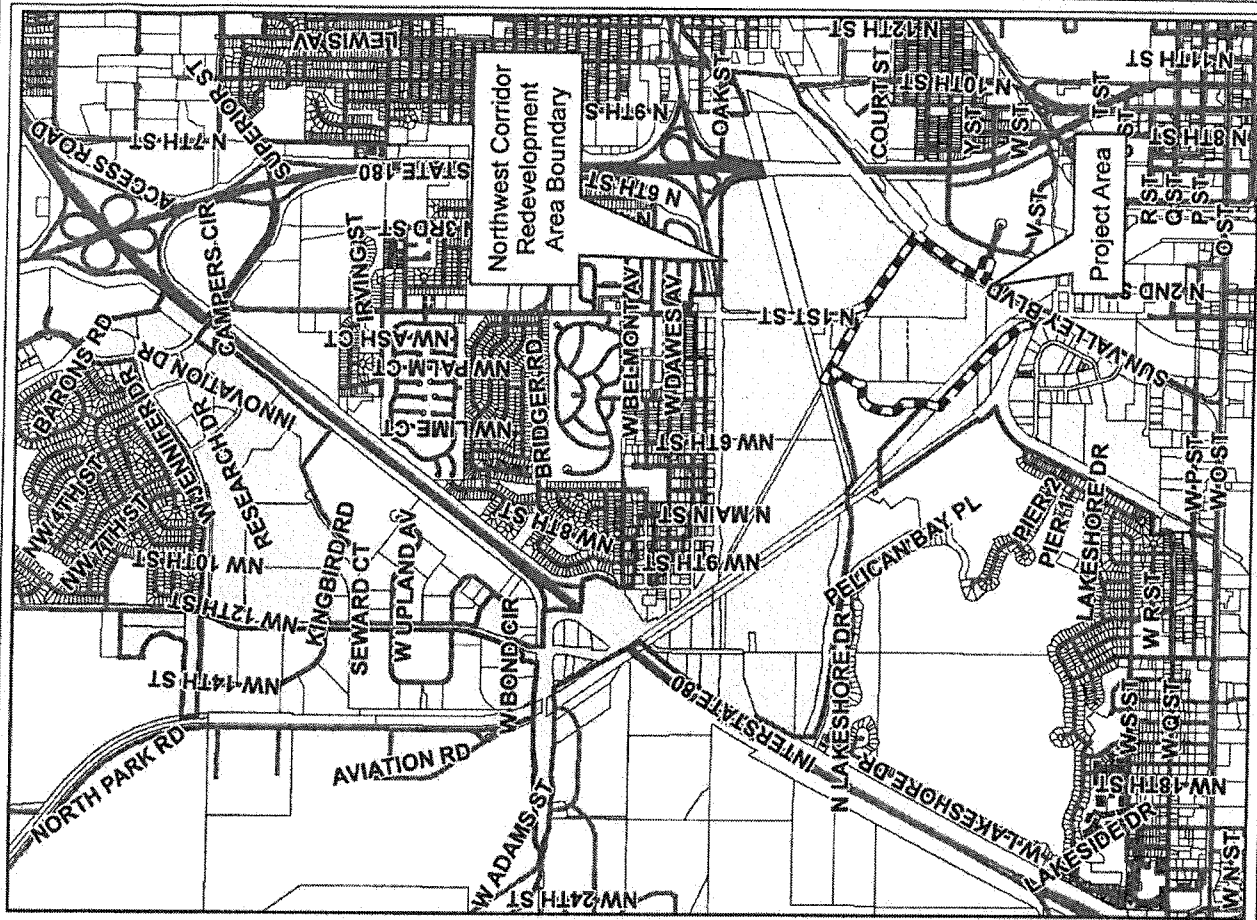
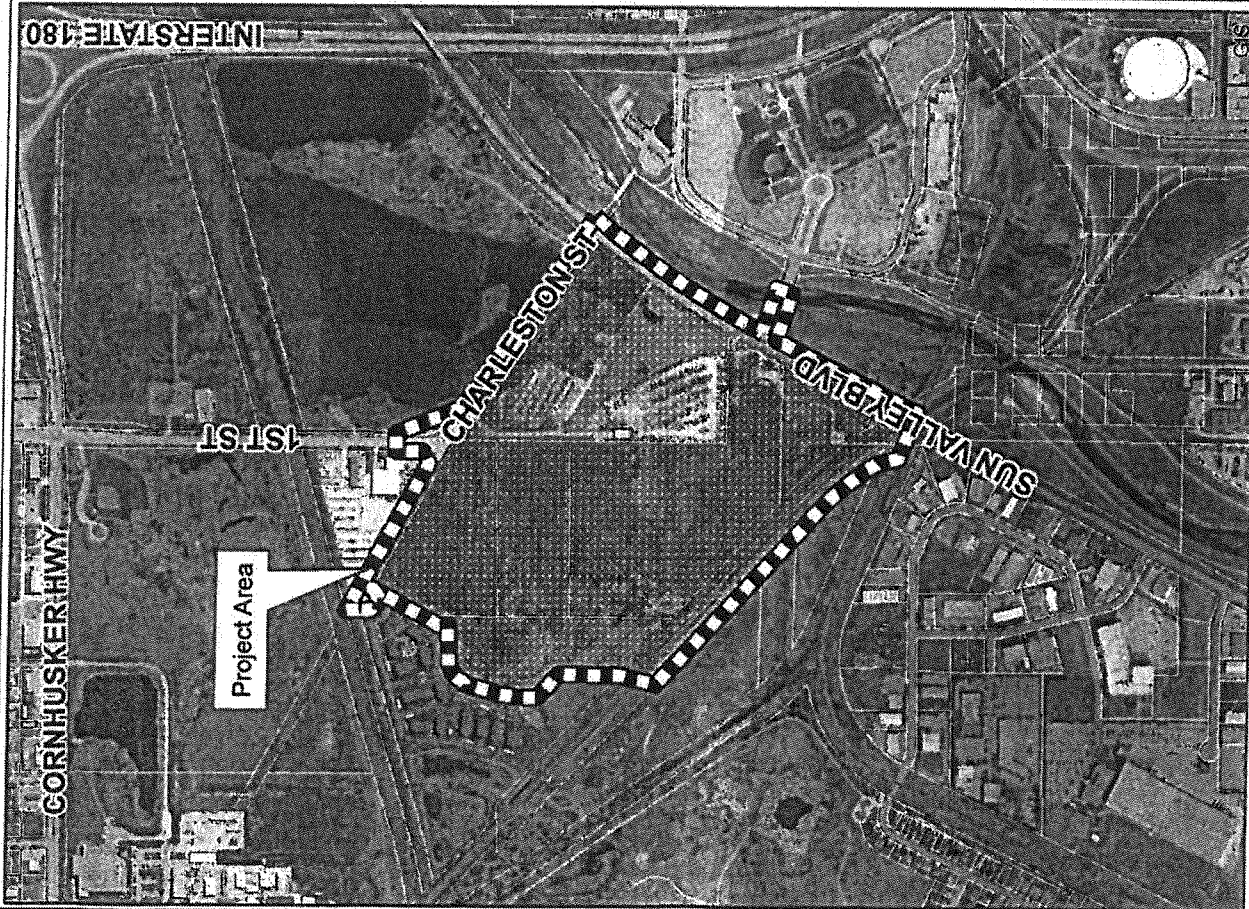
Jean Preister
Administrative Officer

cc: David Landis and Wynn Hjermstad, Urban Development
Rick Peo, Chief Assistant City Attorney
Norm Agena, County Assessor
Lynn Johnson, Director, Parks & Recreation

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ACCOMMODATION NOTICE: The City of Lincoln complies with Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973 guidelines. Ensuring the public's access to and participation in public meetings is a priority for the City of Lincoln. In the event you are in need of a reasonable accommodation in order to attend or participate in a public meeting conducted by the City of Lincoln, please contact the Director of Equity and Diversity, Lincoln Commission on Human Rights, at 402-441-7624 as soon as possible before the scheduled meeting date in order to make your request.





2013 aerial



Comprehensive Plan Conformance #14006 West Haymarket Sports Park Project Sun Valley Blvd & W Charleston St

m:\plan\arcview\CPCRedevelopment\AreaDrawings.mxd (CPC14006)

ATTACHMENT "C"

Chad A. Cederberg
Baron's Ridge Neighborhood
Association, Inc.
5235 NW Pemberly Lane
Lincoln, NE 68521

Shawn Ryba
Belmont Community Organization
4411 N. Park Blvd
Lincoln, NE 68521

Ted Triplett
Belmont Community Organization
4420 N. 14th Street
Lincoln, NE 68521

Kile Johnson
Capitol Beach Community
Association
1227 Lincoln Mall
Lincoln, NE 68508

Rose Wiese
Capitol Beach Community
Association
PO Box 81141
Lincoln, NE 68501

Maurice Baker
Clinton Neighborhood Association
3259 Starr St.
Lincoln, NE 68503

Gloria Eddins
Clinton Neighborhood Association
1700 N. 29th St.
Lincoln, NE 68503

Renee Malone
Clinton Neighborhood Association
1408 N. 26 St.
Lincoln, NE 68503

Bob Reeves
Clinton Neighborhood Association
3236 Dudley Street
Lincoln, NE 68503

Jeanette Carney
Coddington Mills Homeowners
Association
2301 W. Millstone Rd.
Lincoln, NE 68522

Michelle Furby
Coddington Mills Homeowners
Association
1350 SW 24 St.
Lincoln, NE 68522

Dean Settle
Downtown Neighborhood Association
128 N. 13th St. #404
Lincoln, NE 68508-1501

Judy Zohner
Downtown Neighborhood Association
1300 G St. Unit 304
Lincoln, NE 68508

Mike Growcock
Dublin Townhome Association
1215 Dublin Road
Lincoln, NE 68521

Phil Wentz
Fallbrook Homeowners Association
1815 Y Street
Lincoln, NE 68508

Kurt Elder
Haymarket Neighborhood Association
335 N 8th Street 606
Lincoln, NE 68508

Myma Coleman
Highlands Neighborhood Association
504 W. Joel St.
Lincoln, NE 68521

Rick Hargreaves
Hilltop Heights Homeowners
Association
1825 Boston Cr.
Lincoln, NE 68521

Brian Beck
Homestead Park Homeowners
Association
2915 NW 9th Street
Lincoln, NE 68521

Barb Morley
Malone Neighborhood Association
700 N. 24th St.
Lincoln, NE 68503

Ed Patterson
Malone Neighborhood Association
700 N. 24 St.
Lincoln, NE 68503

Annette McRoy
North Bottoms Neighborhood
Association
1142 New Hampshire St.
Lincoln, NE 68508

Todd Loseke
Prairie Ridge Homeowners
Association
PO Box 85493
Lincoln, NE 68501

Teri Pope-Gonzalez
Salt Creek Area Neighborhood
Association
P.O. Box 80073
Lincoln, NE 68501

Cherie Ayite
South Salt Creek Community
Organization
1617 S. 8th Street
Lincoln, NE 68502

Lori Houle
South Salt Creek Community
Organization
101 M Street
Lincoln, NE 68508

Gary Irvin
South Salt Creek Community
Organization
645 D St.
Lincoln, NE 68502

Steve Larrick
South Salt Creek Community
Organization
920 S. 8th St.
Lincoln, NE 68508

P.C. Meza
South Salt Creek Community
Organization
536 C Street
Lincoln, NE 68502

Allana Novotny
Suncrest Association, Inc.
3905 N. 7th Street
Lincoln, NE 68521

Sheryl Alderman
The Creamery Condominium
Association
701 P Street #407
Lincoln, NE 68508

Christopher Cashmere
West A Neighborhood Association
3510 W. Plum
Lincoln, NE 68522

Bill Hergott
West A Neighborhood Association
1710 W. Washington St.
Lincoln, NE 68522

William Vocasek
West A Neighborhood Association
1903 W. Mulberry Ct.
Lincoln, NE 68522

Ron Zimmerman
West A Neighborhood Association
2333 W. Washington St.
Lincoln, NE 68522

George Barnes
Western Pines Estates Homeowners
Association, Inc.
401 N.W. 23rd Street
Lincoln, NE 68528

Dave Landis
Urban Development

Wynn Hjermstad
Urban Development

Larry Hudkins, Chair
Lancaster County Board of Commissioners

Dr. Steve Joel, Superintendent
Lincoln Public Schools
P.O. Box 82889
Lincoln, NE 68501

Educational Service Unit #18
c/o David Myers
P.O. Box 82889
Lincoln, NE 68501

University of Nebraska-Lincoln
c/o Linda Cowdin, UNL Property Management
1901 Y Street
Lincoln, NE 68588

President
Southeast Community College
301 S. 68th Street Place
Lincoln, NE 68510

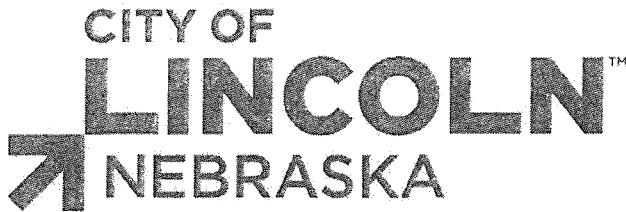
Glenn Johnson
Lower Platte South NRD
P.O. Box 83581
Lincoln, NE 68501

Rick Peo
Chief Assistant City Attorney

Norm Agena
County Assessor

Lynn Johnson
Parks & Rec

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LINCOLN-LANCASTER COUNTY
PLANNING DEPARTMENT
555 South 10th Street Suite 213 Lincoln, NE 68508
402-441-7491 fax: 402-441-6377 lincoln.ne.gov

ATTACHMENT "D"



April 11, 2014

TO: Neighborhood Associations/Organizations
Larry Hudkins, Chair, Lancaster County Board of Commissioners
Dr. Steve Joel, Superintendent, Lincoln Public Schools
Educational Service Unit #18, c/o David Myers
Board of Regents, University of Nebraska-Lincoln
President, Southeast Community College
Glenn Johnson, Lower Platte South Natural Resources District

RE: **Amendment to the Northwest Corridors Redevelopment Plan**
(West Haymarket Sports Park)

Pursuant to Neb. Rev. Stat. § 18-2109, you are hereby advised that the request by the Director of the City Urban Development Department for a resolution adopting and approving a proposed amendment to the **Northwest Corridors Redevelopment Plan** is scheduled for public hearing before the Lincoln City Council on **Monday, April 28, 2014, at 5:30 p.m.** in Hearing Room 112 on the first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska.

The proposed amendment adds and identifies the "**West Haymarket Sports Park**" project, consisting of youth sports facilities and related commercial uses over approximately 65.7 acres, more or less, generally located west of Sun Valley Boulevard, south of Charleston Street, north of the Union Pacific rail line and east of the View (student housing project). The Northwest Corridors Redevelopment Plan area is generally along Sun Valley Boulevard from West O Street to Cornhusker Highway, along Cornhusker Highway from I-180 to N.W. 12th Street, along N.W. 12th Street from Cornhusker Highway to Highlands Boulevard, along Highlands Boulevard from N.W. 12th Street to N.W. 1st Street, along West Superior Street from N.W. 1st Street to I-180 and along I-180 from Cornhusker Highway to S Street, Lincoln, Lancaster County, Nebraska. A map and project description were previously provided to you.

On April 2, 2014, the Lincoln-Lancaster County Planning Commission held public hearing and voted 7-0 to find the proposed amendment to the Northwest Corridors Redevelopment Plan to be in conformance with the 2040 Lincoln-Lancaster County Comprehensive Plan (**Comprehensive Plan Conformance No. 14006**).

If you would like additional information, you are encouraged to contact Wynn Hjermstad in the Urban Development Department (402-441-8211 or whjermstad@lincoln.ne.gov), or the Planning Department staff planner, Tom Cajka (402-441-5662 or tcajka@lincoln.ne.gov). The proposed resolution will appear on the City Council agenda for introduction on April 21, 2014, and may be accessed on the internet at <http://www.lincoln.ne.gov/city/council/index.htm> on Thursday afternoon, April 17, 2014. In the meantime, all information which has been submitted on this application may be found at www.lincoln.ne.gov (Keyword = PATS). Click on the "Selection Screen" under "Featured Links", type in the application number (i.e. CPC14006), click on "Search", then "Select". The "Related Documents" are at the bottom of the screen.

Sincerely,

Jean Freister
Administrative Officer

cc: Dave Landis, Urban Development
Wynn Hjermstad, Urban Development
Rick Peo, Chief Assistant City Attorney
Norm Agena, County Assessor
Lynn Johnson, Parks & Recreation

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TO BE PUBLISHED ONCE EACH WEEK FOR TWO CONSECUTIVE WEEKS IN THE LINCOLN JOURNAL STAR ON FRIDAY, APRIL 11, 2014 AND FRIDAY, APRIL 18, 2014:

Notice is hereby given that the Lincoln City Council will hold a public hearing on **Monday, April 28, 2014**, at 5:30 p.m., in the City Council Hearing Room on first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska, on the following item. For more information, call the Urban Development Department (402-441-7606) or the Planning Department (402-441-7491):

1. A resolution requested by the Director of the Urban Development Department adopting a proposed amendment to the Northwest Corridors Redevelopment Plan to identify the "West Haymarket Sports Park" project, consisting of youth sports facilities and related commercial uses over approximately 65.7 acres, more or less, generally located west of Sun Valley Boulevard, south of Charleston Street, north of the Union Pacific rail line and east of the View (student housing project). The Northwest Corridors Redevelopment Plan area is generally along Sun Valley Boulevard from West O Street to Cornhusker Highway, along Cornhusker Highway from I-180 to N.W. 12th Street, along N.W. 12th Street from Cornhusker Highway to Highlands Boulevard, along Highlands Boulevard from N.W. 12th Street to N.W. 1st Street, along West Superior Street from N.W. 1st Street to I-180 and along I-180 from Cornhusker Highway to S Street, Lincoln, Lancaster County, Nebraska.

Teresa Meier
City Clerk